

**STATEMENT OF PROCEEDINGS FOR THE SPECIAL MEETING OF THE
CITY OF MONTEBELLO OVERSIGHT BOARD**

**CITY OF MONTEBELLO
CITY COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA 90640**

Tuesday, September 17, 2013

8:15 a.m.

AUDIO LINK FOR THE ENTIRE MEETING (13-4453)

Attachments: [Audio](#)

I. CALL TO ORDER

Chair Bruckner called the meeting to order at 8:35 a.m.

II. ROLL CALL

Ivonne Evelyn Umana, Oversight Board Staff, called the roll:

**Present: Board Members Denise Hagopian, Cheryl A. Plotkin,
 Vice Chair Ernesto Hidalgo, and Chair Richard Bruckner**

Absent: Board Members Edgar Cisneros and Megan Moret

Vacancies: Community College Appointee

III. STAFF COMMUNICATIONS

This time is set aside for Successor Agency staff to update the Board on important items initiated by staff or previously requested by the Oversight Board.

Francesca Tucker-Schuyler, City Administrator, advised the Oversight Board that the Department of Finance is still reviewing the transfer of certain governmental purpose properties (Police Facility, City Hall, and Henry Acuna Park) to the City of Montebello.

By Common Consent, there being no objection (Board Members Cisneros and Moret being absent, and Community College Appointee being vacant), the Oversight Board accepted Ms. Tucker-Schuyler's report.

IV. ADMINISTRATIVE MATTERS

1. Recommendation: Approve the minutes for June 5, 2013 and July 24, 2013. (13-4226)

On motion of Board Member Plotkin, seconded by Vice Chair Hidalgo, unanimously carried (Board Members Cisneros and Moret being absent, and Community College Appointee being vacant), the Oversight Board approved the June 5, 2103 and July 24, 2013 Minutes.

Attachments: [June 5, 2013 Minutes](#)
 [July 24, 2013 Minutes](#)

V. RECOMMENDATIONS

2. Recommendation: Review and adopt a resolution approving the Recognized Obligation Payment Schedule 13-14B (January 1, 2014 through June 30, 2014). (13-4227)

Christopher Cardinale, Successor Agency Legal Counsel, presented a detail overview of the staff report and responded to questions posed by the Oversight Board.

Chair Bruckner inquired if Line Item No. 29 pertains to (1) City Hall, Police Department Building and Acuna Park, (2) why would the Successor Agency be responsible for the maintenance of the properties, and (3) why is the Successor Agency bringing the maintenance costs during the ROPS 13-14B period. Mr. Cardinale confirmed that Line Item No. 29 does refer to City Hall, Police Department Building and Acuna Park, and explained that the City of Montebello presumed that the City own the facilities, and that is why the costs did not present itself on previous ROPS. However, during the research and preparation for refinancing the 2000 Certificates of Participation (COPS), the Successor Agency became aware that the properties were actually under the former Redevelopment Agency, and the dissolution act requires that the Successor Agency maintain the property until disposition.

Francesca Tucker-Schuyler, City Administrator, added that the three properties are legally owned by the Successor Agency, and pursuant to legislation, the maintenance of the properties is the responsibility of the Successor Agency.

Mark Huebsch, Oversight Board Legal Counsel, questioned, since the ownership vested in the former agency was recently discovered, does it mean that the prior listing of properties were not correct? Mr. Cardinale concurred with Mr. Huebsch assessment, and reminded the Oversight Board that City Hall was listed in the draft Long Range Property

Management Plan. Mr. Huebsch also questioned is it possible to disaggregate the maintenance charges to separate out City Hall from the Police Station. Mr. Cardinale responded that it might be possible.

Board Member Plotkin inquired if the amounts shown on the ROPS pertaining to maintenance is a future expense or money already spent. Mr. Cardinale informed that it is the actual costs incurred and it should be a one-time cost, as it is anticipated that the Department of Finance would approve the transfer of properties to the City.

Chair Bruckner inquired on what type of maintenance was being done on the properties to incur the costs noted on the ROPS. Andy Zageris, City of Montebello and the Successor Agency Consultant, responded that the maintenance encompasses normal routines, for example, plumbing, landscaping, janitorial services etc.

Chair Bruckner questioned if the Line Item No. 35, Montebello Hilton, was disclosed in the Enforceable Obligation Payment Scheduled List at the outset of the dissolution process and requested an explanation why this obligation is being presented for the first time. Mr. Cardinale confirmed that Montebello Hilton was disclosed in the Enforceable Obligation Payment Schedule list, and explained that it is being placed at this ROPS period because it is the first time funding is requested. Mr. Cardinale further explained that the payment derived from Bonds, and based on the financial structure of the bonds, the first priority is to make payments on the actual hotel operative, with payments made from the operative revenues. If the offset revenues are insufficient to satisfy the bonds payments, the obligation falls to the City/Redevelopment pursuant to the agreement, and the agreement requires the City/Redevelopment to fill in the gap.

Chair Bruckner made a motion to remove City Hall and the Police Station from Line Item No. 29 of the ROPS 13-14 B. Said motion failed for lack of second.

On motion of Board Member Plotkin, seconded by Vice Chair Hidalgo, duly carried by the following vote, the Oversight Board adopted A Resolution of the Montebello Oversight Board Approving the Recognized Obligations Payment Schedule (ROPS 13-14B) for the Period from January 1, 2014 to June 2014, with a caveat that additional information be provided for Item No. 15 of the ROPS 13-14 B at a future meeting:

Ayes: 4 - Board Members Hagopian, Plotkin, Vice Chair Hidalgo and Chair Bruckner

Absent: 2 - Board Member Cisneros and Moret

Vacancies: 1 - Board Member Appointee

Attachments: [Staff Report](#)
[Attachment A - ROPS 13-14B](#)
[Attachment B - Resolution](#)
[Attachment C through G](#)

VI. MISCELLANEOUS

3. Matters not on the posted agenda (to be presented and placed on the agenda of a future meeting). (13-4228)

There were none.

4. Public Comment. (13-4229)

There were none.

5. Adjournment. (13-4230)

The meeting adjourned at 9:17 a.m. The next regular meeting is scheduled for Wednesday, October 2, 2013 at 8:15 a.m.